

# RESIDENTIAL PLOTS IN HANUMAT VIHAR, VRINDAVAN

RERA APPROVED



UPRERAPRJ482505/06/2024



**Mathura-Vrindavan  
Development Authority**


Government Museum, Dampier Nagar,  
Mathura, Uttar Pradesh

[www.mvdamathura.com](http://www.mvdamathura.com)



**Data Sheet**

1	Name of the Scheme	Hanumat Vihar Residential Scheme – 2024
2	Date of Issue of the Scheme Brochure	2 <sup>nd</sup> July 2024
3	Date of Closure of the Scheme/ last date of submission of Application Form	31 <sup>st</sup> July 2024
4	Other Charges	<ol style="list-style-type: none"> <li>1. Any tax, VAT, service tax, GST, TDS, or any other charge/ tax imposed in future by the State Government or by the Government of India will be borne by the Allottee themselves.</li> <li>2. Number of Residential Plot may increase or decrease during the process.</li> <li>3. Additional location charges are applicable as per the prevailing policy of the Authority.</li> </ol>
5	Contact details of the concerned officer in the Authority	<b>Property Officer</b> Mathura-Vrindavan Development Authority, Contact: +91-8979793360, +91-9520870436 Email: <a href="mailto:yvmvda2014@gmail.com">yvmvda2014@gmail.com</a>
6	Allotment method for the scheme	<ol style="list-style-type: none"> <li>1. Direct Allotment, in case of a single Applicant in relevant category of Residential Plots.</li> <li>2. Draw by Lottery, in case of multiple Applicants in relevant category of Residential Plots.</li> </ol>
7	Eligible entities	The applicant must be a citizen of India and should be competent to contract and have attained the age of 18 years on 02.07.2024 i.e. on the date of commencement of the Scheme.
8	Payment Option	Registration amount shown in Table 1 must be deposited with application form by Online through payment gateway.  Successful candidate in Lottery draw will have to deposit 20% of the cost of the plot by adjusting the amount submitted at the time of registration through payment gateway, within one month from the date of issue of Allotment Letter.  <b>Cash down Payment Plan:</b> <b>Option 1:</b> Remaining 80% within 90 days from the date of allotment letter. <b>Option 2:</b> <b>Instalments:</b> After the allotment, balance <b>80% amount</b> shall

		be payable in 12 quarterly Instalments with 12.25% interest The instalment shall be fixed including the interest shall be calculated in round figure.
9	Availability of scheme brochure/ Application Form Fee	Can be downloaded from the Authority’s website ( <a href="http://www.mvdamathura.com">www.mvdamathura.com</a> ) or through <a href="http://janhit.upda.in/">http://janhit.upda.in/</a> . Application Fees: INR. 1500.00 only (Mandatory and Non-Refundable).
10	RERA Registration Number	UPRERAPRJ482505/06/2024
11	RERA QR Code	

**1. Scheme Name**

Hanumat Vihar Residential Scheme – 2024.

**2. Scheme Code**

HVRS - 2024

**3. Scheme Details**

**3.1. Location**

Hanumat Vihar is strategically located to provide people with easy access to major roads of Vrindavan and Mathura thereby ensuring seamless connectivity to nearby towns and cities. The proximity to Radhakund - Chhatikara road makes commuting effortless, while NH19 ensures quick connectivity to essential destinations. The plots under this scheme are situated in developed area of the Mathura-Vrindavan Development Authority.



Key Plan of Hanumat Vihar

### **3.2. Type of Plots**

For registration different type of plots are available under this scheme. The details of plots are given in table No. 1.

### **3.3. Area of Plots**

Details of Plot area are given in table No.-1.

### **3.4. Cost of Plots**

The costs of plots are detailed in Table No.-1. Additional charges of 10% of the total cost will be payable for corner properties as per G.O. dated 27.02.2009.

## **4. Eligibility**

- 4.1. The applicant must be a citizen of India and should be competent to contract and have attained the age of 18 years on 02.07.2024 i.e. on the date of commencement of the Scheme.
- 4.2. Any Applicant who has been allotted residential plots in any scheme of Mathura-Vrindavan Development Authority is not eligible to get allotment under this scheme. If it is found at a later stage that an applicant, his family (family means applicant, his wife/ her husband) holds any plot under Authority Schemes (MVDA), then his/ her application/ allotment will be cancelled, and the total deposit money shall be forfeited by the Authority.
- 4.3. The Applicant or his family members may apply for multiple residential plots, but once a residential plot is awarded to any member of the family, then the applicant or any of the family member shall not be eligible for any other allotment. In that case, if a person of his/her family gets allotment in more than one plot in the scheme, he/she shall get full refund of the money deposited for all other properties without any interest, except one which he/she wants to hold. If any allottee/ family member fails to inform the Authority regarding the allotment of multiple plots within a month of receiving the allotment letter or conceals information regarding such allotments, the Authority, upon discovering the allocations, will forfeit the full deposited amount of the higher-cost plot.

## **5. How to Apply**

The Application forms can only be filled online on the Mathura Vrindavan Development Authority website ([www.mvdamathura.com](http://www.mvdamathura.com)) or <http://janhit.upda.in/>. The applicant will be required to pay a non-refundable application fee of Rs. 1500/- which can be paid through online mode via payment gateway.

- 5.1. Incomplete or incorrect Application forms will be cancelled without making any reference or intimation to the applicant.

5.2. Applicant must upload a latest passport size photograph while filling the Application form.

## 6. Registration Amount

Registration amount shown in Table 1 must be deposited with the Application form by online mode through payment gateway.

6.1. **Allotment Amount:** Successful candidate in Lottery draw will have to deposit 20% of the cost of the plot by adjusting the amount submitted at the time of registration through payment gateway, within one month from the date of issue of the Allotment letter.

### 6.1.1. Cash down Payment Plan:

#### Option 1:

Remaining 80% within 90 days from the date of Allotment letter.

#### Option 2:

Instalments: After the allotment, balance 80% amount shall be payable in 12 quarterly Instalments with 12.25% interest The instalment shall be fixed including the interest shall be calculated in round figure.

6.2. **Penal Interest and Cancellation:** If the amount payable to Mathura-Vrindavan Development Authority is not paid within the prescribed time, a penal interest @ 15.25% per annum shall be payable along with the payable amount. In case payment is not made within 3 months after its due date along with interest, the allotment will be cancelled without any intimation and the registration fees and 20% of amount deposited shall be forfeited.

## 7. Surrender

7.1. There is no provision of refund of Registration Amount before the Lottery under any circumstances.

7.2. If any applicant surrenders the allotted plot within 6 month of allotment and he/ she is not a defaulter on account of breach of any terms and conditions, then 10% of their Registration fees shall be forfeited and the balance amount shall be refunded without any interest. All original documents and receipt will have to be submitted for refund.

7.3. If any applicant surrenders the allotted plot within 6 month of allotment and he/ she is a defaulter on account of breach of any terms and conditions or his/ her allotments is cancelled by Mathura Vrindavan Development Authority on account of breach of any terms and conditions, then 15% of the Registration fees shall be forfeited and the balance amount shall be refunded without any interest.

7.4. In case of any surrender after 6 months of allotment date, the registration fees and 10% of amount deposited shall be forfeited and balance amount would be refunded without interest.

7.5. If the allottee does not take possession of the plot after registered sale deed within 30 days from information letter of sale deed, then a “Chowkidari Fees” will be charged at the rate of Rs. 75 per day for the first 9 months from the date of allotment. Post 9 months of delay, the allotment can be cancelled, and action can be taken as per clause 7.4 and balance amount would be refunded without interest.

7.6. The authority has right to cancel the allotment of Plot as per the rule if there is default in payment of three continuous instalment according to the payment schedule and Clause 6.2 will be applicable.

## 8. Reservation

8.1. Following categories of applicants will be given reservation facility as per the percentage mentioned below.

Sr. No.	Quota Description	% Quota
1	General Category	-
2	Scheduled Caste	21%
3	Scheduled Tribe	2%
4	Other Backward Class	27%
5	Defence persons, Persons in Govt. Service who have attained the age of 50 years.	5%
	(a) Defence Persons	
	(b) Persons in Govt. Service	
6	(a) Freedom Fighters (b) MP/ MLA/ MLC	5%
7	(a) U. P. Development Authority Employees (b) U. P. Nagar Nigam Employees (c) U. P. Jal Sansthan Employees (d) U. P. Housing Board Employees	2%
8	Ex-Serviceman and their dependents	3%
9	Persons with Disabilities (Divyangjans)	1%
	<b>Total</b>	<b>66%</b>

**\*Note:** The reservation policy as per the G.O. Sankhya-4982/9-A-1-99-79 Baithak /99, dated 17.12.1999 of Awas Anubhag-I, Government of UP & as per GO Sankhya- 2600(1) / 8-1-08, dated 24.05.2008 will be applicable.

8.2. Out of the reserved quota in each category, a horizontal reservation of 10% shall be given to Senior Citizens. Applicants who have completed 60 years of age on 02.07.2024 i.e. on the date of commencement of the Scheme, in that category are advised to attach a Certificate confirming their status as a Senior Citizen, and the reservation category must be indicated in the application form.

8.3. If no applicants are available in the Reserved Categories, allotment shall be made to applicants in the General Category.

## **9. Lottery Procedure**

- 9.1. The allotment of plots will be organized by Manual Lottery process. All applications received for the plots will be treated equally, with no preference given to any specific applicant.
- 9.2. The lottery will be conducted through manual draw process in the presence of applicants who wish to witness the process. This is to ensure transparency in the allotment of plots.
- 9.3. The date, time, and location for the Manual Lottery will be publicized on various platforms, including the official website, portal, and local newspapers. This will be done well in advance to provide ample time for all applicants to prepare to attend if they so wish.
- 9.4. Category-wise Lottery will be done.
- 9.5. Any objection regarding the Lottery process or the system used for allotment will not be entertained.
- 9.6. Any request for specific plot by any applicant will not be considered. The plots will be allotted based on the Lottery, ensuring each applicant has an equal chance of being assigned any available plot.
- 9.7. The results of the Lottery shall be final and binding on all applicants. No request for a re-draw or re-allotment shall be entertained. The successful allottees will be notified and given details on the next steps for ownership transfer.

## **10. As is where is basis**

The successful allottee will be expected to accept the allotted Residential Plot on an “**As is where is basis**”. This essentially means that the plot will be accepted in its current condition and location without any change or modification. Once the allotment process has been completed and the plot has been accepted by the allottee, no complaint regarding the condition or location of the plot shall be entertained.

## **11. Unsuccessful Applicants**

- 11.1. The applicants who have not been allotted the plot, their amount will be refunded without interest if the period of deposit with Mathura Vrindavan Development Authority is less than one year. The Refund time for this purpose shall be considered 90 days after the Lottery/ draw date.
- 11.2. If the lottery draw is conducted within one year from the last date of registration, no interest will be paid on the deposited amount. If the lottery is conducted after one year

from the last date of registration, participants will receive simple interest at a rate of 3.5% per annum on their deposited amount, calculated from the last date of registration to the date of the lottery.

11.3. Applicants are advised to fill their account number, IFSC Code, and name of bank in the application form properly.

## **12. Misrepresentation or Suppression of Facts**

If it is found that the applicant has given incorrect information and suppressed any material fact, the allotment will be cancelled without making any reference to the applicant and he/she will be debarred from participating in future Lottery/ draw. Further his/ her registration amount shall be forfeited.

## **13. Sale Pattern**

Stamp duty shall be paid by the allottee at the time of the Sale Deed. Free hold surcharge of 12% of total cost of plot shall be payable at the time of Possession of Plot and borne by the applicant.

## **14. Sale Deed**

Allottee, at his/her own cost shall complete all formalities and get the sale deed executed and registered in proforma prescribed by the Authority within three months of paying full cost of the property, otherwise allottee will be penalised as per prevailing policy of Authority at that time.

## **15. Possession**

15.1. The physical possession of the plot shall be given to allottee after full payment of the premium, lease rent, free hold and all other charges and registration of sale deed. All charges regarding sale deed including stamp duty, registration fees etc., shall be borne by the allottee.

15.2. Allottee shall pay all the Municipal Taxes and other taxes which may be charged by Government/ local bodies from time to time according to Law and Byelaws from the date of possession.

15.3. Allottee, himself/herself will apply for the electricity & water connection to the concerned department at his/her own expenses.

15.4. If the allottee does not take possession of the plot within the due time, allottee shall pay 'Chowkidari Fees' as per clause 7.5.



## **16. Variation in actual area of the Allotted Residential Plot**

The area of Residential plot allotted or handed over may vary from size of the Residential Plot allotted. If variation in the area is less than or equal to 10% then on such basis the allottee shall have no right to surrender the plot. However, if such variation is in excess of 10% of the area allotted, then it would be open to the Allottee not to accept the allotment and he/she can exercise the option of surrender. In such cases of surrender, after deduction of a token amount of Rs. 10,000/- as a processing fee, the rest of the amount paid by the allottee shall be returned without any interest thereon.

## **17. Use of Plot**

The Plot cannot be used for any purpose other than Residential by the Allottee.

## **18. Liability to Pay Taxes**

The Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the Central/State Government/Authority empowered in this behalf, in respect of the Residential Plot, whether such charges are imposed on the Residential Plot or on the building constructed thereon, from time to time.

## **19. Miscellaneous**

- 19.1. Mathura Vrindavan Development Authority reserves the right to amend any terms & conditions of the scheme till the time of allotment. All amendments shall be acceptable and binding on the applicants/allottees.
- 19.2. Decision of the Vice-Chairman, Mathura Vrindavan Development Authority shall be final and binding in every matter regarding this scheme.
- 19.3. Any dispute between the Authority and the Allottee shall be subject to the territorial jurisdiction of the Civil Courts of Mathura.

### **Annexure-I: Guidelines for filling up the Application Form**

1. The Application Form must be signed by the applicants or by a person duly authorised by a special power of attorney on a Non-Judicial Stamp Paper duly attested by a First-Class Magistrate or Registered in Sub-Registrar's office.
2. These application forms are processed by a computerised system. Hence, these forms should be Filled online in English.
3. Incomplete / Invalid / Illegal applications are likely to be rejected. No correspondence in this regard shall be entertained.
4. In all future correspondence Application No., Scheme Code should be quoted.
5. Any change in mailing address should be immediately informed to Mathura-Vrindavan Development Authority.
6. Item-wise details for filling the Application Form are given below.
  - 6.1. **SCHEME NAME:** Scheme name already filled in Application form.
  - 6.2. **SCHEME CODE:** Scheme code already filled in Application form.
  - 6.3. **Plot Category Code mentioned in Application form:** These are given in table No. 1 of the scheme Brochure.
  - 6.4. **NAME, Father's/ Husband's Name, Mobile No., Address & PINCODE:** These are self-explanatory.
  - 6.5. **AGE:** Fill age in their column (in years only) i.e., 42, No fraction of a year should be mentioned.
  - 6.6. **SEX:** Fill one of the following alphabets as applicable in your case against this column. The information should be with reference to the first name or sole applicant only. "M" for Male 'F' for Female 'O' for Others.
  - 6.7. **MARITAL STATUS:** The applicant is expected to select one of the following options:
    - ▶ Single
    - ▶ Married
    - ▶ Widow / Widower
    - ▶ Divorcee
  - 6.8. **Reservation:** Some categories of applicants will be given reservation facility as per details given in clause 8. Attach sufficient proof, as mentioned below for reservation, otherwise your application form will be rejected.
    - ▶ Application under the category of Schedule Caste/ Schedule Tribe/ Other Backward class & freedom fighters should attach certificates issued by competent authority.

- ▶ Government employees of U.P., Development Authorities of U.P., Municipal Board, City Board, U.P. Nagar Nigam, U.P. Jal Sansthan & U.P. Housing Board should attach a certificate from their employer with the application form.
  - ▶ Applicants under the category of MP, MLA, MLC should attach a certificate of their office letter head and application under the category of “Persons on public services, Defence personnels who have attained the age of 50 years” on the date of commencement of the scheme i.e. 02.07.2024.
- 6.9. **SENIOR CITIZEN:** This is given in Clause 8.2, Page No. 5 of the Scheme brochure. Applicant of these categories should attach age certificate issued by Competent Authority.
- 6.10. **Pay Plan:** Applicant shall choose from One-time payment i.e. – LUMP SUM or payment through quarterly EMI’s i.e. – INSTALLMENT
- 6.11. **Annual Income (In Rupees):** Here Fill up total Annual Income of the applicant (s) and his/her family (Husband/Wife & minor children).
- 6.12. All other items are self-explanatory.
7. No request in change of contents of Application Form shall be entertained after the closing date of scheme except any change in address.
8. Following Documents are required for completion of Application:
- a) Passport size photograph,
  - b) Government issued Photo ID proof with Address (Voter ID, Passport, Aadhar, Driving License, etc) of the Applicant,
  - c) Pan Card of the Applicant,
  - d) Cancelled Cheque of the Applicant,
  - e) Self-Declaration as per portal

## स्व-घोषणा पत्र

मैं, \_\_\_\_\_ (आवेदक का नाम) \_\_\_\_\_ (आवेदक का पता) शपथपूर्वक  
घोषणा करता हूँ / करती हूँ कि

1. यह कि मेरे द्वारा हनुमत विहार आवासीय योजना में भूखण्ड आवंटन हेतु मथुरा वृन्दावन विकास प्राधिकरण में दिनांक \_\_\_\_\_ को आवेदन किया गया है।
2. मुझे मथुरा-वृन्दावन विकास प्राधिकरण की पूर्व या वर्तमान आवासीय योजनाओं में कोई संपत्ति यथा प्लॉट / अपार्टमेंट / फ्लैट आदि आवंटित नहीं किया गया है।

मैं, \_\_\_\_\_ (आवेदक का नाम), यह घोषणा करता / करती हूँ कि मैंने योजना दस्तावेज के सभी नियम और शर्तें पढ़ ली हैं। मैं यह भी घोषणा करता / करती हूँ कि ऊपर दिए गए सभी बयान मेरी जानकारी और विश्वास के अनुसार सही हैं।

घोषणा कर्ता / घोषणा कर्ती

मोबाइल नंबर: \_\_\_\_\_

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### Self-Declaration

I, \_\_\_\_\_ (Name of Applicant), residing at \_\_\_\_\_ (Address of Applicant), solemnly affirm that:

1. I have applied to Mathura Vrindavan Development Authority on \_\_\_\_\_ (date) for the Hanumat Vihar Residential Scheme for Allotment against residential plot.
2. I have not been allotted any property i.e. plots/ apartments / flats etc. in past or current Residential Schemes of the Mathura Vrindavan Development Authority.

I, \_\_\_\_\_ [Name], hereby declare that I have read all the terms and conditions of the scheme document. I also declare that the above statements are true to the best of my knowledge and belief.

Applicant

Mobile No:

**Annexure-II: Plot-wise Details of Hanumat Vihar Residential Scheme (Table-1)**

Sr No	Scheme Code	Category Bracket of Plots (In Sqm)	No. of Plots	Rate per Sqm	Registration Amount	
					SC/ST (5% of Estimated cost of the plot)	For other all applicants (10% of Estimated cost of the plot)
1	HVRS - 2024	R1 (170 to 225)	26	₹ 25,300.00	₹ 2,84,625.00	₹ 5,69,250.00
2		R2 (120 to 150)	77	₹ 25,300.00	₹ 1,89,750.00	₹ 3,79,500.00
3		R3 (70 to 119)	127	₹ 25,300.00	₹ 1,50,535.00	₹ 3,01,070.00
<b>Total Number of Plots</b>			<b>230</b>			

**\*Note:**

- The estimated Cost of the plot is the base rate, location charges shall be applicable over and above the estimated cost of plot.
- \*Calculation for Registration amount:**  
For ease in understanding the Registration Cost, let's take category "R3-(70 to 119)" as an example:
  - Area of Plot in the Category R3-(70 to 119) is taken as: 119 Sqm
  - Rate per Sqm is: INR. 25,300.00
  - Cost of Plot (a\*b):  $119 * 25300 = \text{INR. } 30,10,700.00$
  - Registration cost for SC/ST (5% of Cost of Plot) (5%\*c):  $5% * 30,10,700.00 = \text{INR. } 1,50,535.00$
  - Registration cost for all other Applicants (10% of Cost of Plot) (10%\*c):  $10% * ₹30,10,700.00 = \text{INR. } 3,01,070.00$